

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**March 22, 2001**

Council Chambers

400 Stewart Avenue Las Vegas, Nevada

Phone 229-6301 TDD 386-9108

<http://www.ci.las-vegas.nv.us>

Page 1

## COMMISSIONERS

**MICHAEL BUCKLEY, CHAIRMAN**

**CRAIG GALATI, VICE CHAIRMAN**

**HANK GORDON**

**BYRON GOYNES**

**LANNY L. LITTLEFIELD**

**STEPHEN QUINN**

**RICHARD W. TRUESDELL**

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE

COMMISSIONERS BRIEFING: **5:15 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada**

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. Applicants and other interested parties may be asked for information or presentations by the Planning Commission. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

CALL TO ORDER: **6:00 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada**

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements

NOTICE: This meeting has been properly noticed and posted at the following locations:

Clark County Government Center, 500 South Grand Central Parkway  
Senior Citizen Center, 450 East Bonanza Road  
Clark County Courthouse, 200 East Carson Avenue  
Court Clerk's Office Bulletin Board, City Hall Plaza  
City Hall Plaza, Special Outside Posting Bulletin Board

MINUTES: Approval of the minutes of the **February 22, 2001** Planning Commission Meeting

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

*March 22, 2001*

Council Chambers

400 Stewart Avenue Las Vegas, Nevada

Phone 229-6301 TDD 386-9108

<http://www.ci.las-vegas.nv.us>

Page 2

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

#### PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

*March 22, 2001*

Council Chambers

400 Stewart Avenue Las Vegas, Nevada

Phone 229-6301

TDD 386-9108

<http://www.ci.las-vegas.nv.us>

Page 3

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**March 22, 2001**

**Council Chambers**

**400 Stewart Avenue Las Vegas, Nevada**

**Phone 229-6301 TDD 386-9108**

**<http://www.ci.las-vegas.nv.us>**

**Page 4**

#### **A. CONSENT ITEMS:**

**CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.**

- A-1. TM-0004-01 - LONE MOUNTAIN CONDOMINIUMS - SOUTHWEST DESERT EQUITIES, ET AL** - Request for a Tentative Map for 349 units on 21.34 acres on the south side of Alexander Road, approximately 360 feet west of Hualapai Way, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).
- A-2. TM-0008-01 - IRON MOUNTAIN RANCH - VILLAGE 1 - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY** - Request for a Tentative Map for 110 lots on approximately 38 acres located at the southeast corner of the intersection of Jones Boulevard and Grand Teton Drive, U (Undeveloped) Zone [R (Rural) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre) and R-PD3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack).
- A-3. TM-0006-00(1) - BUFFALO/95 (DAVIS) (A COMMERCIAL SUBDIVISION) - CENTENNIAL COURT, LIMITED LIABILITY COMPANY** - Request for an Extension of Time on an approved Tentative Map for 2 lots on 10.22 acres located on the north side of Sky Pointe Drive, west of the Conough Lane alignment, C-2 (General Commercial) Zone under Resolution of Intent to TC (Town Center), Ward 6 (Mack).
- A-4. A-0002-01(A) - JOHANNA C. KONINGH, ET AL** - Petition to Annex property located on the northeast corner of Jones Boulevard and Doe Avenue (APN: 163-01-201-009) containing approximately 1.6 acres, Ward 1 (M. McDonald).
- A-5. A-0003-01(A) - PAUL AND YVONNE MILKO REVOCABLE LIVING TRUST** - Petition to Annex property located on the east side of Juliano Road approximately 330 feet south of Hickam Avenue (APN: 138-05-801-012), containing approximately 2.5 acres, Ward 4 (Brown).

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**March 22, 2001**

**Council Chambers**

**400 Stewart Avenue Las Vegas, Nevada**

**Phone 229-6301 TDD 386-9108**

**<http://www.ci.las-vegas.nv.us>**

**Page 5**

- A-6. **A-0004-01(A) - NEW VISTA RANCH, INC.** - Petition to Annex property located on the southwest corner of Rainbow Boulevard and Grand Teton Drive (APN: 125-15-501-002), containing approximately 15.1 acres, Ward 6 (Mack).
- A-7. **A-0005-01(A) - CHRIS AND SANDRA PAYAN** - Petition to Annex property located approximately 150 feet south of Brooks Avenue and 130 feet east of Maverick Street (APN: 138-14-602-006), containing approximately 0.5 acres, Ward 6 (Mack).
- A-8. **A-0006-01(A) - KENNETH AND KATHRYN CYPERT** - Petition to Annex property located on the south side of Brooks Avenue approximately 100 feet west of Jones Boulevard (APN: 138-14-603-003) containing approximately 1.41 acres, Ward 6 (Mack).
- A-9. **A-0007-01(1) - KARL AND SUSAN LARSEN FAMILY TRUST** - Petition to Annex property located on the west side of Mustang Street approximately 300 feet north of Cheyenne Avenue (APN: 138-11-801-015), containing approximately 0.5 acres, Ward 6 (Mack).
- A-10. **A-0008-01(A) - KRAUSS ENTERPRISES, LIMITED LIABILITY COMPANY** - Petition to Annex property located on the west side of Decatur Boulevard, approximately 260 feet north of Smoke Ranch Road (APN: 138-13-801-063), containing approximately 0.62 acres, Ward 5 (Weekly).
- A-11. **A-0009-01(A) - LINDA M. HEIDEMANN TRUST** - Petition to Annex property generally located on the north side of O'Hare Road, east of the Fort Apache Road alignment (APN: 125-05-301-005 and 008), containing approximately 13.41 acres, Ward 6 (Mack).

#### **B. PUBLIC HEARING ITEMS:**

- B-1. **ABEYANCE - RENOTIFICATION - GPA-0047-00 - CENTER HOMES DBA REAL HOMES**  
- Request to Amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: ML (Medium-Low Density Residential) TO: SC (Service Commercial) on approximately 12.4 acres on the southwest corner of the intersection of Craig Road and Tenaya Way (APN: 138-03-303-001), Ward 4 (Brown).

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**March 22, 2001**

**Council Chambers**

**400 Stewart Avenue Las Vegas, Nevada**

**Phone 229-6301 TDD 386-9108**

**<http://www.ci.las-vegas.nv.us>**

**Page 6**

- B-2. ABEYANCE - Z-0002-01 - ALBERT EUGENE, LIMITED PARTNERSHIP** - Request for a Rezoning FROM: R-1 (Single Family Residential) TO: P-R (Professional Office and Parking) on 0.17 acres at 701 South Ninth Street (APN: 139-34-810-078), PROPOSED USE: 7,066 SQUARE FOOT OFFICE BUILDING, Ward 5 (Weekly).
- B-3. ABEYANCE - RENOTIFICATION - V-0002-01 - ALBERT EUGENE, LIMITED PARTNERSHIP** - Request for a Variance TO ALLOW 9 PARKING SPACES WHERE 19 PARKING SPACES ARE REQUIRED, AND TO ALLOW A LOT WIDTH OF 50 FEET WHERE 60 FEET IS THE MINIMUM REQUIRED at 701 South Ninth Street (APN: 139-34-810-078), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Offices and Parking)], Ward 5 (Weekly).
- B-4. ABEYANCE - V-0006-01 - ALBERT EUGENE, LIMITED PARTNERSHIP** - Request for a Variance TO ALLOW A ZERO FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED, AND TO ALLOW A FIVE FOOT SIDE YARD SETBACK WHERE 90 FEET IS THE MINIMUM SETBACK REQUIRED FOR RESIDENTIAL ADJACENCY at 701 South Ninth Street (APN: 139-34-810-078), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 5 (Weekly).
- B-5. ABEYANCE - Z-0002-01(1) - ALBERT EUGENE, LIMITED PARTNERSHIP** - Request for a Site Development Plan Review FOR A PROPOSED 7,066 SQUARE FOOT OFFICE BUILDING AND FOR A WAIVER OF THE LANDSCAPING REQUIREMENTS on 0.17 acres at 701 South Ninth Street (APN: 139-34-810-078), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 5 (Weekly).
- B-6. ABEYANCE - RENOTIFICATION - U-0182-00 - CRAIG MARKETPLACE LIMITED LIABILITY COMPANY** - Request for a Special Use Permit and Site Development Plan Review FOR A PROPOSED 5,000 SQUARE FOOT TAVERN located approximately 650 feet south of Craig Road and 650 feet east of Tenaya Way (APN: 138-03-701-020), C-1 (Limited Commercial) Zone, Ward 6 (Mack).
- B-7. ABEYANCE - SD-0003-01 - VERLAS CORPORATION ON BEHALF OF UNITED PARCEL SERVICE** - Request for a Site Development Plan Review FOR A PROPOSED 54,520 SQUARE FOOT PARKING STRUCTURE, 7,850 SQUARE FOOT MAINTENANCE AND ANCILLARY

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**March 22, 2001**

**Council Chambers**

**400 Stewart Avenue Las Vegas, Nevada**

**Phone 229-6301 TDD 386-9108**

**<http://www.ci.las-vegas.nv.us>**

**Page 7**

FACILITY; AND FOR A WAIVER OF THE LANDSCAPING REQUIREMENTS on 6.7 acres at 740 North Martin L. King Boulevard (APN: 139-28-703-001 and 009), C-M (Commercial/Industrial) Zone, Ward 5 (Weekly).

**B-8. ABEYANCE - V-0005-01 - SANDRA MORRIS 1990 LIVING TRUST ON BEHALF OF AMERICAN CITY VISTA** - Request for a Variance to allow zero square feet of open space where 296,208 square feet (6.8 ACRES) is THE MINIMUM required on approximately 32 acres located on the northwest corner of the intersection of Washington Avenue and Robin Street (APN: 139-29-612-002), C-PB (Planned Business Park) Zone, PROPOSED: R-3 (Medium Density Residential), Ward 5 (Weekly).

**B-9. ABEYANCE - Z-0001-01(1) - SANDRA MORRIS 1990 LIVING TRUST ON BEHALF OF AMERICAN CITY VISTA** - Request for a Site Development Plan Review and a Waiver of the Required Perimeter Landscaping FOR A 409 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on approximately 32.5 acres at the northwest corner of the intersection of Washington Avenue and Robin Street (APN: 139-29-612-002), C-PB (Planned Business Park) Zone, PROPOSED: R-3 (Medium Density Residential), Ward 5 (Weekly).

**B-10. Z-0033-97(22) - BUREAU OF LAND MANAGEMENT ON BEHALF OF CHARTERED DEVELOPMENT** - Request for a Major Modification to the Lone Mountain Master Development Plan to change the land use category FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: M (MULTI-FAMILY MEDIUM) for 5.64 acres located at the southeast corner of the intersection of Hualapai Way and the Gowan Road alignment (APN: 138-07-301-001), Ward 4 (Brown).

**B-11. Z-0033-97(23) - BUREAU OF LAND MANAGEMENT ON BEHALF OF CHARTERED DEVELOPMENT** - Request for a Site Development Plan Review and a Waiver of Landscaping Requirements FOR A PROPOSED 98-UNIT APARTMENT COMPLEX on 5.64 acres at the southeast corner of the intersection of Hualapai Way and the Gowan Road alignment (APN: 138-07-301-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

**B-12. Z-0011-01 - ALBERT D. MASSI, ET AL AND ALEXANDER 9** - Request for a Rezoning FROM: U (Undeveloped) [L (Low) General Plan Designation] TO: R-PD5 (Residential Planned Development - 5 Units per Acre) on 21.3 acres adjacent to the south side of Alexander Road, between Durango Drive and Cimarron Road (APN: 138-09-101-001 through 006), Ward 4 (Brown).

**Agenda**

# *City of Las Vegas*

## PLANNING COMMISSION MEETING

*March 22, 2001*

Council Chambers

400 Stewart Avenue Las Vegas, Nevada

Phone 229-6301

TDD 386-9108

<http://www.ci.las-vegas.nv.us>

Page 8



# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

*March 22, 2001*

Council Chambers

400 Stewart Avenue Las Vegas, Nevada

Phone 229-6301 TDD 386-9108

<http://www.ci.las-vegas.nv.us>

Page 9

- B-13.**     **V-0017-01 - ALBERT MASSI ET AL, AND ALEXANDER 9** - Request for a Variance TO ALLOW 19,040 SQUARE FEET OF OPEN SPACE WHERE 75,474 SQUARE FEET OF OPEN SPACE IS THE MINIMUM REQUIRED FOR A 105-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 21.3 acres adjacent to the south side of Alexander Road, between Durango Drive and Cimarron Road (APN: 138-09-101-001 - 006), U (Undeveloped) Zone [L (Low) General Plan Designation] [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre)], Ward 4 (Brown).
- B-14.**     **Z-0011-01(1) - ALBERT D. MASSI, ET AL AND ALEXANDER 9** - Request for a Site Development Plan Review FOR A PROPOSED 105-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 21.3 acres adjacent to the south side of Alexander Road, between Durango Drive and Cimarron Road (APN: 138-09-101-001 through 006), U (Undeveloped) Zone [L (Low) General Plan Designation] [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre)], Ward 4 (Brown).
- B-15.**     **V-0013-01 - YEN LE MIKELIS** - Request for a Variance TO ALLOW A REAR YARD SETBACK OF FOUR AND ONE-HALF FEET WHERE TWENTY FEET IS THE MINIMUM SETBACK REQUIRED, AND TO ALLOW A CORNER SIDE YARD SETBACK OF TWELVE FEET WHERE FIFTEEN FEET IS THE MINIMUM SETBACK REQUIRED; AND TO ALLOW FOUR PARKING SPACES WHERE TWELVE IS THE MINIMUM NUMBER REQUIRED FOR AN EXISTING 2,610 SQUARE FOOT COMMERCIAL BUILDING at 305 Bruce Street (APN: 139-35-814-001), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
- B-16.**     **SD-0010-01 - YEN LE MIKELIS** - Request for a Site Development Plan Review and a Waiver of Landscaping Requirements FOR AN EXISTING 2,610 SQUARE FOOT COMMERCIAL BUILDING at 305 Bruce Street (APN: 139-35-814-001), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
- B-17.**     **V-0015-01 - CHARLESTON & MARION PARTNERS, LIMITED LIABILITY COMPANY** - Request for a Variance TO ALLOW A 46 FOOT SIDE YARD SETBACK WHERE THE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM SETBACK OF 78 FEET; TO ALLOW A ZERO FOOT SIDE YARD SETBACK WHERE 15 FEET IS THE MINIMUM SIDE YARD SETBACK REQUIRED; AND TO ALLOW A ZERO FOOT REAR YARD SETBACK WHERE 20 FEET IS THE MINIMUM REAR YARD SETBACK REQUIRED on the west side of Marion Drive, approximately 500 feet north of Charleston Boulevard (APN: 140-32-401-002), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**March 22, 2001**

**Council Chambers**

**400 Stewart Avenue Las Vegas, Nevada**

**Phone 229-6301 TDD 386-9108**

**<http://www.ci.las-vegas.nv.us>**

**Page 10**

- B-18. U-0031-01 - CHARLESTON & MARION PARTNERS, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A MINI-WAREHOUSE FACILITY on the west side of Marion Drive, approximately 500 feet north of Charleston Boulevard (APN: 140-32-401-002), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
- B-19. Z-0068-75(9) - CHARLESTON & MARION PARTNERS, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review and a Waiver of Landscaping Requirements FOR A PROPOSED 62,943 SQUARE FOOT MINI-WAREHOUSE FACILITY on 2.44 acres on the west side of Marion Drive, approximately 500 feet north of Charleston Boulevard (APN: 140-32-401-002), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
- B-20. V-0016-01 - RAYMOND P. SUPPE ON BEHALF OF KENSINGTON OWNERS ASSOCIATION** - Request for a Variance TO ALLOW A 10-FOOT-HIGH SOLID BLOCK WALL ALONG THE REAR PROPERTY LINE WHERE SIX FEET IS THE MAXIMUM HEIGHT ALLOWED on the west side of Arville Street, approximately 1250 feet south of Charleston Boulevard (APN: 162-06-217-023), R-PD12 (Residential Planned Development - 12 Units Per Acre), Ward 1 (M. McDonald).
- B-21. U-0271-93(2) - SZECHWAN CORPORATION ON BEHALF OF LAMAR OUTDOOR ADVERTISING COMPANY** - Required Two Year Review on an approved Special Use Permit on property located at 3101 West Sahara Avenue WHICH ALLOWED A 50 FOOT HIGH, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN, C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald), APN: 162-08-104-004.
- B-22. U-0027-01 - PLAZA COMMERCIAL CENTER, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A PROPOSED SUPPER CLUB (Stuart Anderson's Black Angus) at the southeast corner of the intersection of Village Center Circle and Trailwood Drive (APN: 138-19-812-010), P-C (Planned Community) Zone, Ward 4 (Brown).
- B-23. U-0028-01 - GATEWAY MOTEL, INC. ON BEHALF OF REAGAN NATIONAL ADVERTISING** - Request for a Special Use Permit FOR A PROPOSED 45 FOOT TALL, 14 FOOT

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**March 22, 2001**

**Council Chambers**

**400 Stewart Avenue Las Vegas, Nevada**

**Phone 229-6301 TDD 386-9108**

**<http://www.ci.las-vegas.nv.us>**

**Page 11**

X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 928 Las Vegas Boulevard South (APN: 139-34-410-165), C-2 (General Commercial) Zone, Ward 5 (Weekly).

- B-24. U-0029-01 - BANK OF MONTREAL** - Request for a Special Use Permit FOR A PROPOSED 1,000 GALLON LIQUID PETROLEUM GAS TANK IN CONJUNCTION WITH AN EXISTING MINI-WAREHOUSE DEVELOPMENT at 333 South Nellis Boulevard (APN: 140-32-601-004), C-2 (General Commercial) Zone, Ward 3 (Reese).
- B-25. U-0030-01 - GENERAL GROWTH PROPERTIES OBO MEADOWS MALL** - Request for a Special Use Permit FOR AUTO DEALER INVENTORY STORAGE at 4300 Meadows Lane (Meadows Mall) (APN: 139-31-510-016 and 139-31-111-006), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).
- B-26. U-0032-01 - JOHN D. BAYER INC. ON BEHALF OF TERRIBLE HERBST OIL COMPANY** - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (OFF-PREMISE CONSUMPTION) IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE at the southeast corner of the intersection of Rancho Drive and Bonanza Road (APN: 139-29-801-004), C-2 (General Commercial) Zone, Ward 5 (Weekly).
- B-27. Z-0058-66(3) - JOHN D. BAYER INC. ON BEHALF OF TERRIBLE HERBST OIL COMPANY** - Request for a Site Development Plan Review and a Waiver of Landscaping Requirements FOR A PROPOSED 3,200 SQUARE FOOT CONVENIENCE STORE WITH A CAR WASH AND GAS PUMPS at the southeast corner of the intersection of Rancho Drive and Bonanza Road (APN: 139-29-801-004), C-2 (General Commercial) Zone, Ward 5 (Weekly).
- B-28. U-0033-01 - PAN PACIFIC RETAIL PROPERTIES ON BEHALF OF VERIZON WIRELESS** - Request for a Special Use Permit FOR A PROPOSED 60 FOOT TALL WIRELESS COMMUNICATION MONOPOLE at the southwest corner of the intersection of Smoke Ranch Road and Rainbow Boulevard (APN: 138-22-503-001), C-1 (Limited Commercial) Zone, Ward 6 (Mack).
- B-29. U-0034-01 - T.J.P. NEVADA LIMITED PARTNERSHIP ON BEHALF OF SEILER, INC.** - Request for a Special Use Permit FOR A PROPOSED 40 FOOT TALL, 14 FOOT X 48 FOOT OFF-

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**March 22, 2001**

**Council Chambers**

**400 Stewart Avenue Las Vegas, Nevada**

**Phone 229-6301 TDD 386-9108**

**<http://www.ci.las-vegas.nv.us>**

**Page 12**

PREMISE ADVERTISING (BILLBOARD) SIGN at 2101 South Decatur Boulevard (APN: 163-01-708-004), C-2 (General Commercial) Zone, Ward 1 (M. McDonald).

- B-30.**     **Z-0035-01 - MISSION SPRINGS PROPERTIES ON BEHALF OF CINGULAR WIRELESS** - Request for a Special Use Permit FOR A PROPOSED 60 FOOT TALL WIRELESS COMMUNICATION MONOPOLE at 100 South Maryland Parkway (APN: 139-35-310-002), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
- B-31.**     **Z-0020-97(32) - BEAN FAMILY TRUST** - Request for a Site Development Plan Review and a Waiver of the Las Vegas Medical District landscaping requirements FOR A PROPOSED 6,768 SQUARE FOOT MEDICAL OFFICE BUILDING at 517 Rose Street (APN: 139-33-303-010), PD (Planned Development) Zone, Ward 5 (Weekly).
- B-32.**     **Z-0100-97(3) - UNION PACIFIC RAILROAD COMPANY ON BEHALF OF FURNITURE MART ENTERPRISE, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED 1,000,000 SQUARE FOOT COMMERCIAL DEVELOPMENT AND FOR A WAIVER OF THE OFF-STREET PARKING REQUIREMENTS on approximately 36.11 acres at the northwest corner of the intersection of Bonneville Avenue and Grand Central Parkway (APN: 139-33-610-002), Ward 5 (Weekly).
- B-33.**     **Z-0087-98(2) - LB LVTC II, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED 90,290 SQUARE FOOT OFFICE BUILDING on approximately 6.0 acres located at the southeast corner of Trinity Peak Avenue and Buffalo Drive (APN: 138-15-310-011), C-PB (Planned Business Park) Zone, Ward 4 (Brown).
- B-34.**     **Z-0073-99(1) - KMW, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED 7,675 SQUARE FOOT OFFICE BUILDING on 2.18 acres located on the northeast corner of the intersection of Gowan Road and Buffalo Drive (APN: 138-10-201-012), U (Undeveloped) Zone [O (Office) General Plan Designation] under Resolution of Intent to O (Office), Ward 4 (Brown).

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

*March 22, 2001*

Council Chambers

400 Stewart Avenue Las Vegas, Nevada

Phone 229-6301

TDD 386-9108

<http://www.ci.las-vegas.nv.us>

Page 13

- B-35.**     **SD-0012-01 - ASTORIA IRON MOUNTAIN, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED 140 LOT SINGLE-FAMILY SUBDIVISION on 35.32 acres at the northeast corner of Iron Mountain Road and Fort Apache Road (APN: 125-05-401-001, 125-05-402-001, 125-05-403-001, and 125-05-404-003), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to RPD-3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack).
- B-36.**     **Z-0012-98(3) - TRIPLE FIVE NEVADA DEVELOPMENT CORPORATION** - Request for a Master Sign Plan Review for property located at the southeast corner of the intersection of Alta Drive and Rampart Boulevard (Boca Park, Phase III) (APN: 138-32-412-019, PD (Planned Development), Ward 2 (L.B. McDonald).
- B-37.**     **U-0138-99(1) - ST. GEORGE EPISCOPAL CHURCH** - Request for a Review of Condition #7 on an approved Special Use Permit and Site Development Plan Review WHICH REQUIRED HALF-STREET IMPROVEMENTS FOR A 11,806 SQUARE FOOT CHURCH at the northeast corner of the intersection of Gilmore Avenue and Quadrel Street (APN: 138-09-501-040), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation], Ward 4 (Brown).
- B-38.**     **U-0147-99(1) - ONE BODY IN CHRIST CHURCH** - Request for a Review of Condition # 5 on an approved Special Use Permit WHICH REQUIRED PARKING LOT PERIMETER LANDSCAPING FOR AN OFF-SITE PARKING LOT AND A 2,806 SQUARE FOOT ADDITION TO AN EXISTING 2,289 SQUARE FOOT CHURCH (One Body In Christ) at 5300 and 5367 Jay Avenue (APN: 138-12-710-042 and 048), R-E (Residence Estates) and C-2 (General Commercial) Zones, Ward 6 (Mack).
- B-39.**     **SNC-0001-01 - THOMAS J. AHEY** - Request for a Street Name Change FROM JULIA WALDEN COURT TO JULIA WALDENE COURT FROM GOWAN ROAD **NORTHERLY** TO THE ENDPOINT OF THE STREET, Ward 4 (Brown).

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**March 22, 2001**

**Council Chambers**

**400 Stewart Avenue Las Vegas, Nevada**

**Phone 229-6301 TDD 386-9108**

**<http://www.ci.las-vegas.nv.us>**

**Page 14**

#### **C. NON-PUBLIC HEARING ITEMS:**

- C-1. ABEYANCE - Z-0061-88(6) - STEWART CROSSING, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED 16,000 SQUARE FOOT COMMERCIAL CENTER on 1.99 acres on the south side of Stewart Avenue, approximately 200 feet west of Nellis Boulevard (APN: 140-32-701-001), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
- C-2. ABEYANCE - Z-0071-99(4) - CRAIG MARKETPLACE, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED 7,019 SQUARE FOOT RETAIL BUILDING on a 0.99 acre site located on the south side of Craig Road, approximately 400 feet east of Tenaya Way (APN: 138-03-701-018), C-1 (Limited Commercial) Zone, Ward 6 (Mack).
- C-3. ABEYANCE - TM-0006-01 - AMERICAN CITY VISTA - SANDRA NORRIS 1990 LIVING TRUST** - Request for a Tentative Map for 409 lots on approximately 32 acres on the northwest corner of the intersection of Washington Avenue and Robin Street (APN: 139-29-612-002), C-PB (Planned Business Park) Zone, [PROPOSED: R-3 (Medium Density Residential)], Ward 5 (Weekly).
- C-4. Z-0020-97(31) - UNIVERSITY OF NEVADA LAS VEGAS FOUNDATION** - Request for a Site Development Plan Review and a Waiver of the Las Vegas Medical District sidewalk requirement FOR A PROPOSED 1.04 ACRE PARKING LOT at the southwest corner of Palomino Lane and Tonopah Drive (APN: 139-32-803-001, 002, 003, and 004), PD (Planned Development) Zone, Ward 5 (Weekly).
- C-5. Z-0069-99(2) - CONCORDIA HOMES OF NEVADA** - Request for a Site Development Plan Review FOR A PROPOSED 27-LOT, SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 9.59 acres at the northeast corner of the intersection of Elkhorn Road and Boyd Lane (APN: 125-13-402-009), R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack).
- C-6. Z-0089-00(1) - JESUS AND DALIA SANCHEZ** - Request for a Site Development Plan Review and a Waiver of Landscaping Requirements FOR A PROPOSED 844 SQUARE FOOT OFFICE on 0.15 acres at 2412 East Ogden Avenue (APN: 139-35-718-009), R-2 (Medium-Low Density

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

*March 22, 2001*

Council Chambers

400 Stewart Avenue Las Vegas, Nevada

Phone 229-6301 TDD 386-9108

<http://www.ci.las-vegas.nv.us>

Page 15

Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking), Ward 3 (Reese).

**D. DIRECTOR'S BUSINESS ITEMS:**

- D-1. ABEYANCE - TA-0001-01 - CITY OF LAS VEGAS - Discussion and Possible action to Amend Title 19A.08.030(F) GRADING to add a new subsection entitled 3. SPECIAL USE PERMITS.**

**E. CITIZENS PARTICIPATION:**

**THE PLANNING COMMISSION CANNOT ACT UPON ITEMS RAISED UNDER THIS PORTION OF THE AGENDA UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.**